



110 College Road, Southwater

Guide Price £400,000 - £410,000

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Southwater, Horsham

Guide Price - £400,000 - £410,000 Situated in the village of Southwater, this is an ideal family home with a well thought out balance of living and bedroom space arranged over two floors.

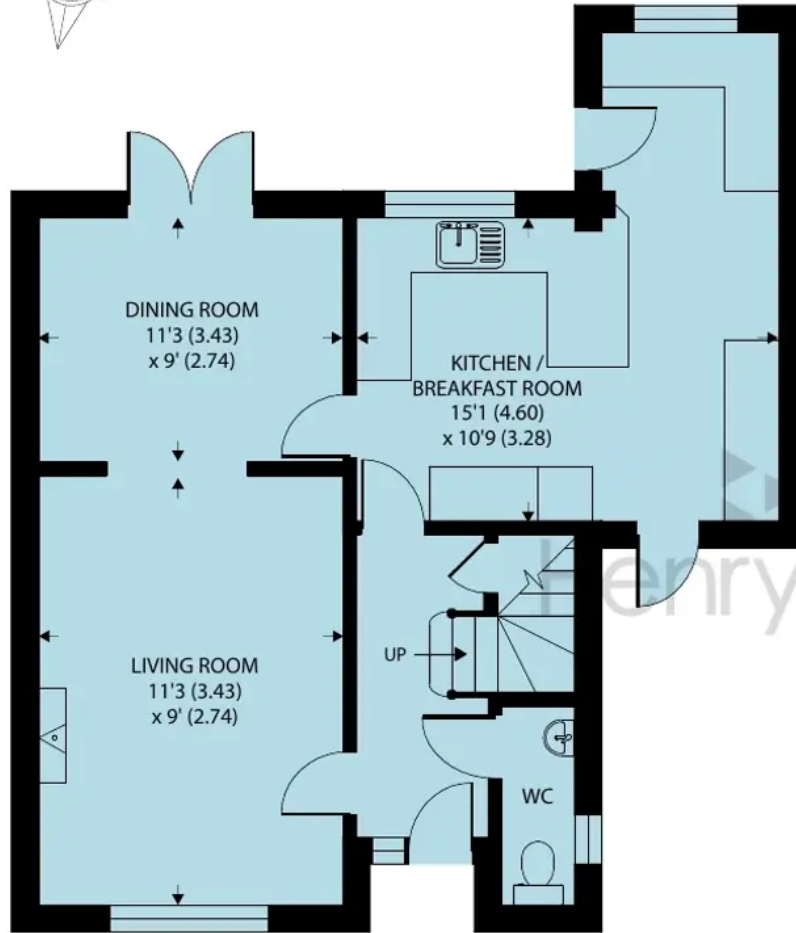
Upon entering, the hallway welcomes you with cloakroom and under stairs cupboard. The open plan living/dining room benefits from a feature fireplace in the living room and the dining room enjoys views over the rear garden with French doors to the patio terrace. The contemporary kitchen has a range of cream gloss wall and base cabinets with contrasting wooden work surface. The kitchen includes integrated appliances of oven, electric hob, extractor fan, dishwasher, fridge and freezer. The kitchen benefits from a breakfast bar, log burner and utility space with door access to the front and rear of the property.

To the first floor are four bedrooms, bedroom one is of a spacious size and features built-in wardrobes. The family bathroom has floor to ceiling tiling, bath with overhead shower, vanity unit and low-level WC.

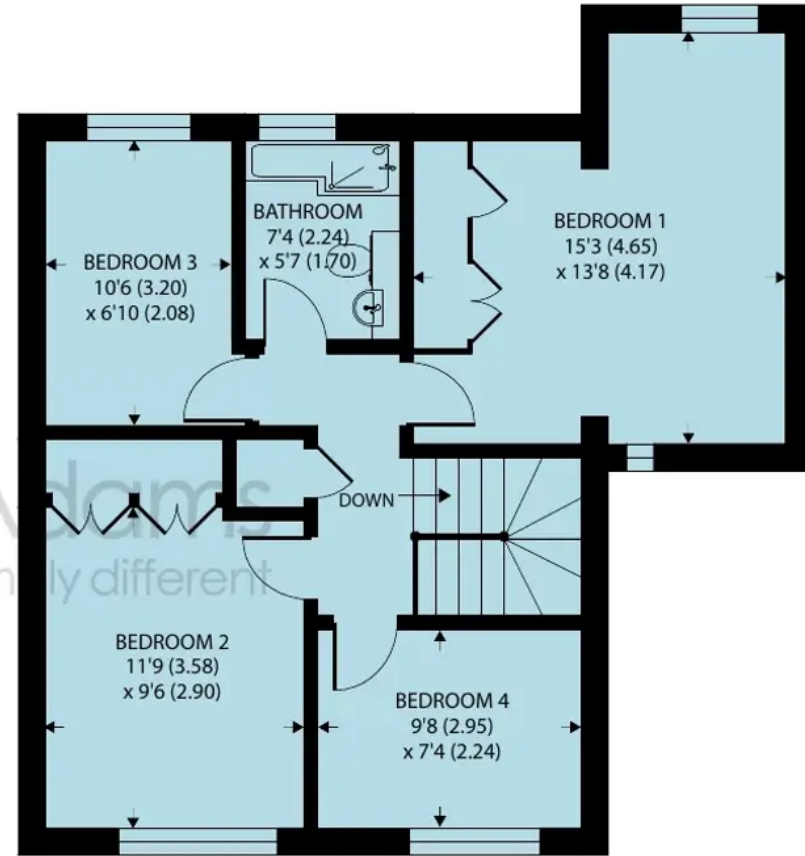
The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast plus excellent educational facilities. Additionally, there are two very good junior schools in Southwater, Castlewood and the Southwater Academy. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guilford and Shoreham.

Council Tax band: D





GROUND FLOOR



FIRST FLOOR

110 College Road, Southwater, Horsham, RH13 9DE

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Henry Adams. REF: 1048274



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.